



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 13310-0-00530  
Date Received: 7/18/13  
Commission/Civic: Northland  
Existing Zoning: SR Application Accepted by: B. Reiss Fee: \$315.00  
Comments: 9/24/13

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

~~##3321.05~~ ##3321.05 (2) Vision Clearance.  
To permit the construction of a 6 ft. privacy fence in  
a required yard that exceeds 2' ft in height and which  
obstructs an adjacent driveway at the property line.  
**LOCATION** Vision

1. Certified Address Number and Street Name 1164 Matthias DR  
City Columbus State Ohio Zip 43224  
Parcel Number (only one required) \_\_\_\_\_

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Michael Tiano  
Address 1164 Matthias DR. City/State Col/Oh Zip 43224  
Phone # 614-537-0838 Fax # \_\_\_\_\_ Email Michael@Tiano.Net

## PROPERTY OWNER(S):

Name Michael Tiano  
Address 1164 Matthias DR City/State Col/Oh Zip 43224  
Phone # 614-537-0838 Fax # \_\_\_\_\_ Email Michael@Tiano.Net  
☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Michael W. Tiano  
PROPERTY OWNER SIGNATURE Michael W. Tiano  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



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### AFFIDAVIT

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael Tiano  
of (1) MAILING ADDRESS 1164 Matthias DR. Col/oh. 43224  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the  
name(s) and mailing address(es) of all the owners of record of the property located at  
(2) per ADDRESS CARD FOR PROPERTY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building  
and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Michael Tiano  
1164 Matthias DR.  
COLUMBUS, Ohio 43224

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Michael Tiano  
614-537-0838

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) NORTHLAND COMMUNITY Council  
Dave Paul (chairman)  
P.O. 297836 Col/oh 43229

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☒ (7) Check here if listing additional property owners on a separate page.

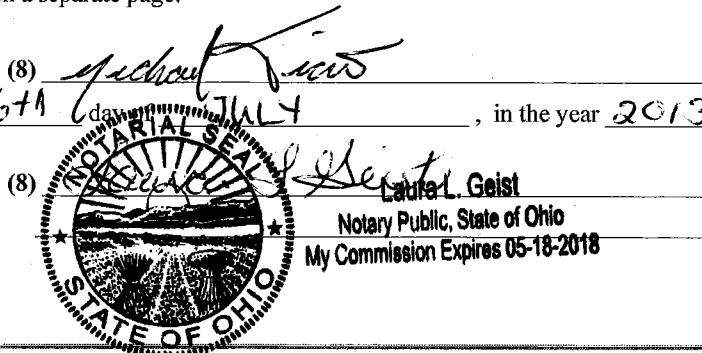
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16th day of JULY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



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Sharon S. Eberhard  
1185 Shanley Rd.  
Col. Oh. 43224

Benjamin Pacht  
1172 Matthias DR.  
Col. Oh. 43224

Mary Ogi  
1178 Matthias DR.  
Col. Oh. 43224

Marianna Iacobucci  
1186 Matthias DR.  
Col. Oh. 43224

Brian Peacock  
1177 Matthias DR.  
Col. Oh. 43224

Rebecca Richard  
1169 Matthias DR.  
Col. Oh. 43224

Kimberly Epling  
4390 Maize Rd  
Col. Oh. 43224

William Nelson  
Pamela Sherlock  
4426 Maize Rd. Col./Oh. 43224

Marna Rollison  
1177 Shanley Rd.  
Col. Oh. 43224

Rachel Smith  
Ryan Smith  
1191 Shanley Rd.  
Col. Oh. 43224

Patricia Kochensparger  
5886 Ravine Creek DR.  
Greve City, Oh. 43123

William Smith  
4423 Maize Rd.  
Col. Oh. 43224

I M Homes LLC  
P.O. Box 1765  
Powell, Oh 43065

John Lewis  
Barbara Lewis  
15105 Rustic Ln  
Thornville Oh. 43076

Virginia Dye  
4399 Maize Rd.  
Col. Oh. 43224

Dorkas James  
4391 Maize Rd.  
Col. Oh. 43224

13310-00530  
1164 Matthias Dr.



# CITY OF COLUMBUS

## DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00530  
1164 Matthias Dr.

### One Stop Shop Zoning Report Date: Mon Jul 22 2013

General Zoning Inquiries: 614-645-8637

#### SITE INFORMATION

Address: 1164 MATTHIAS DR COLUMBUS, OH

Mailing Address: 1 HOME CAMPUS  
1 HOME CAMPUS

Owner: TIANO MICHAEL

Parcel Number: 010120518

#### ZONING INFORMATION

Zoning: 674, Residential, SR

effective 11/14/1956, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

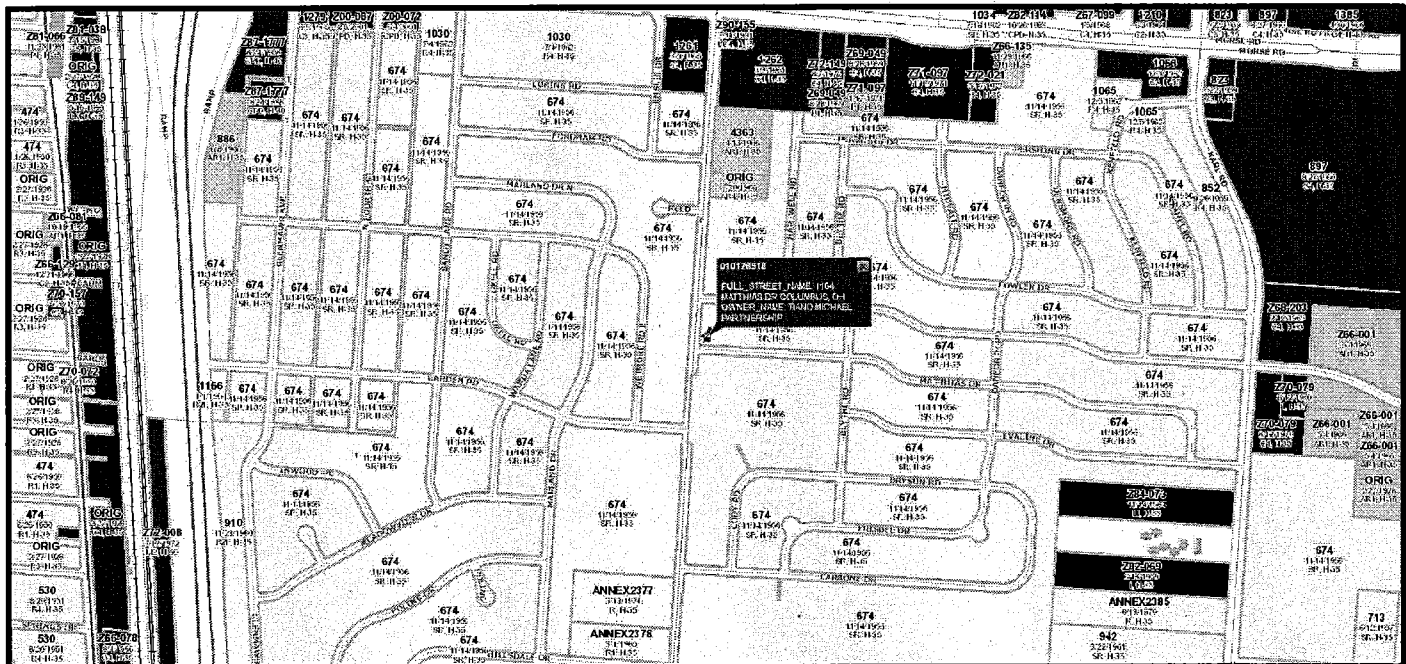
#### PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A

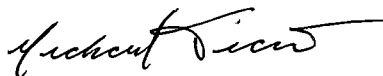


I bought my house two years ago with the intent to save up and build a privacy fence around the property. That need was exemplified when the neighborhood kids began and continue to harass my dog through the chain link fence. They will throw rocks at him as well as poke him with sticks through the fence. It has been an ongoing problem. Once I finally saved up enough money to build the privacy fence my contractor called the City of Columbus building department and got the "ok" to build the fence on my property. We did not know that there was a code that states you can't have a privacy fence on a corner lot. Upon to measuring the distance from the fence and taking pictures of the street and intersections that relate to my fence, there is no issue with line of vision when watching for oncoming traffic/pedestrians. I have over 10 ft from the edge of my property line to the gravel that is the beginning of Maize rd. My neighbor to the north of me (426 Maize rd.) has a finished drive way that extends all the way out to Maize rd. This gives them ample space to check oncoming traffic as well as pedestrians while exiting their property. They have given me there "blessing" to go ahead with my fence as is and I will have signed proof of this at the hearing.

I stopped all construction of the fence once the city inspector came and gave us this new information. This has been very inconvenient for me since I now have an open yard that is not safe for my dog to be in alone. I do understand and respect the fact that on paper there is an issue with the location of the fence, but I am confident that the facts will show my fence is not a danger to the neighborhood. With your consent I would like to continue building my fence as planned since the facts will show that code number 3321.05 (2) does not describe my specific situation.

Thank you

Michael Tiano



1164 Matthias dr

Columbus, Ohio, 43224

**13310-00530**  
**1164 Matthias Dr.**

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

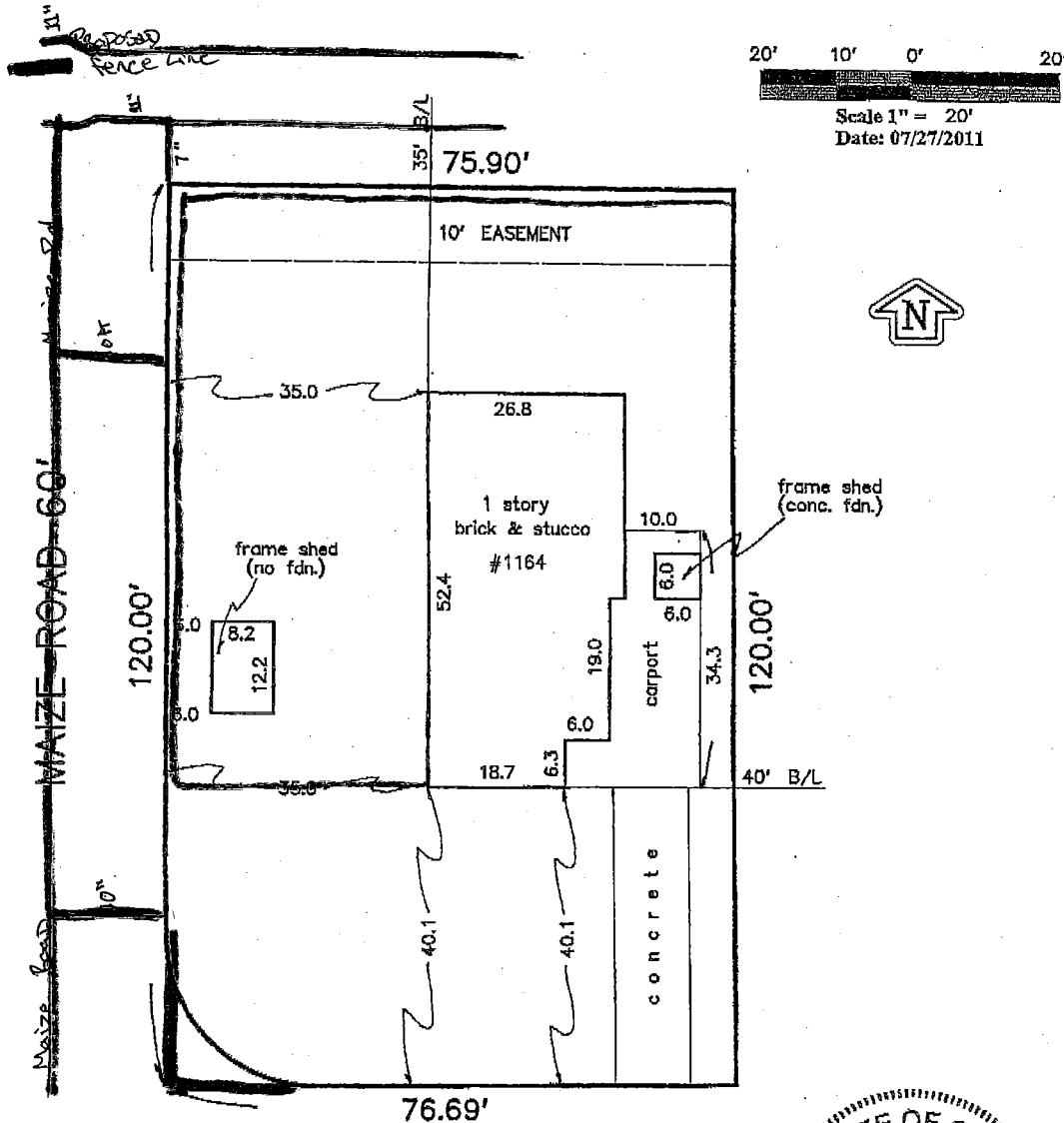
**CapCity Title Agency and/or Benchmark Bank**

**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 1 Clinton Estates No. 3, Plat Book 31, Page 3

**Applicant:** Tiano

**Post Address:** 1164 Matthias Dr., Columbus, Ohio

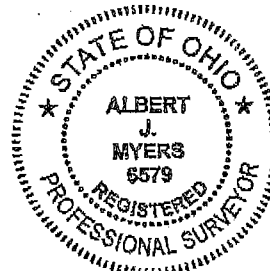
**Apparent Encroachments:** 1) Storage Shed Over Building Line (No Foundation)



MATTHIAS DRIVE 50'

13310-00530

1164 Matthias Dr.



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By *Albert J. Myers*  
Professional Surveyor

Myers Order No. - 6-07/26/2011

201107266

Rec.	Field	DWG	Ltr.	Ok.
	Ron	DSU	DSU	

# Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

CapCity Title Agency and/or Benchmark Bank

Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus Being Lot 1 Clinton Estates No. 3, Plat Book 31, Page 3

Applicant: Tiano

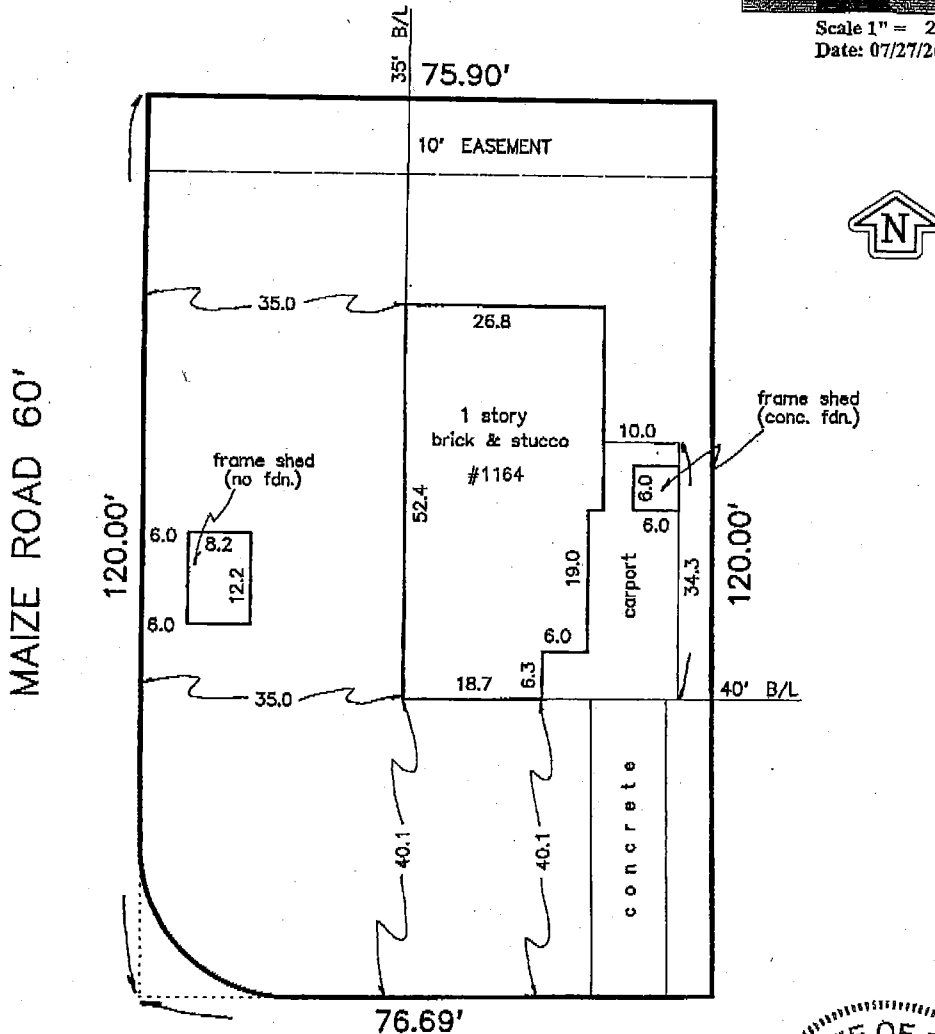
Posted Address: 1164 Matthias Dr., Columbus, Ohio

Apparent Encroachments: 1) Storage Shed Over Building Line (No Foundation)

20' 10' 0' 20'

Scale 1" = 20'

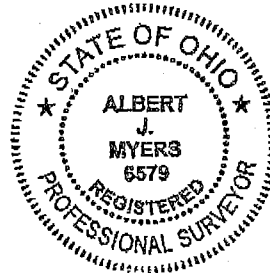
Date: 07/27/2011



MATTHIAS DRIVE 50'

13310-00530

1164 Matthias Dr.



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Myers Surveying Co., Inc.

By

*Albert J. Myers*

Professional Surveyor

Myers Order No. - 6-07/26/2011

201107266

Rec.

Field

DWG

Ltr.

Ck.

Ron

DSU

DSU



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 7/16/13



Disclaimer

Scale = 60

Grid  
h

This map is prepared for the real property inventory within this county. survey plats, and other public records and data. Users of this map are n information sources should be consulted for verification of the informat county and the mapping companies assume no legal responsibilities for Please notify the Franklin County GIS Division of any discrepancies.

13310-00530  
1164 Matthias Dr.

Franklin County GIS Department





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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION

**13310-00530**

**1164 Matthias Dr.**

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Tiano  
of (COMPLETE ADDRESS) 1164 Matthias DR. Columbus Ohio 43224  
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Michael Tiano

1164 Matthias DR. Col/oh. 43215

SIGNATURE OF AFFIANT

Michael Tiano

Subscribed to me in my presence and before me this 16<sup>th</sup> day of JULY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Laura L. Geist

My Commission Expires:



**Laura L. Geist**  
Notary Public, State of Ohio  
My Commission Expires 05-18-2018

Notary Seal Here

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